

Attachment 2 – Confidential Information

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Cynthia A. MacDougall

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May 20, 2016

**Via Courier**

**Without Prejudice and Confidential**

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**Re: Settlement Offer  
1150 Eglinton Avenue East and 844 Don Mills Road (Appeal Nos. 10-1/10-2)  
OMB Case No. PL140860**

Further to our letter of February 3, 2016 (attached hereto) and our recent discussions, we are pleased to enclose a revised settlement offer in connection with the above referenced proceedings on behalf of our client Lifetime Pearl Street Inc. (the "Company").

As indicated in our previous letter, the Celestica redevelopment represents an opportunity to build a new true mixed use community that genuinely provides for living, working and recreation within a complete, transit-oriented community.

As discussed, the enclosed settlement offer is being presented in the form of a draft modification to Official Plan Amendment No. 231.

If you require any further information or wish to discuss the enclosed settlement offer please do not hesitate to contact the undersigned.

Yours truly,



Cynthia A. MacDougall

Enclosure

c: Stephen Diamond  
Laurie Payne



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February 3, 2016

**Without Prejudice and Confidential**

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**Re: Celestica Site - 1150 Eglinton Avenue East & 844 Don Mills Road  
PL140860 (Appeal Nos. 10-1/10-2)**

As you know, over the last eight months our clients, Diamond Corp., Lifetime Developments Inc. and Context Developments Inc. have been engaging in constructive preliminary discussions with City staff about the opportunity to redevelop the Celestica Site at 1150 Eglinton Avenue East and 844 Don Mills Road. For clarity, the three development companies have entered into an agreement of purchase and sale with respect to the Celestica Site and are working together under Lifetime Pearl Street Inc. ("the Company").

The Celestica redevelopment is an opportunity to build a sustainable new neighbourhood that genuinely provides for living, working and recreation within a complete, transit-oriented community. It will bring new employment and community revitalization to an area of Toronto that would benefit from increased private investment and a more urbane character. Moving forward with this project will leverage major public investment in the Eglinton Crosstown, and provide new riders at about the same time as the line opens.

We understand and support the City's priorities for protecting and enhancing employment activities. The Company has confirmed that Celestica Inc. will be the first tenant in the new office space proposed on the site. Celestica is eager to realize their new corporate headquarters as soon as possible. Time is of the essence if we are to protect for this unique opportunity to open new office uses as the first phase of the redevelopment. To that end, we are writing to present terms for a settlement of the above referenced appeals to Official Plan Amendment No. 231 ("OPA 231") on a site specific basis.

By way of background, the Company wrote previously to the City's Planning Department by letter dated May 21, 2015 (attached hereto) in an effort to work towards a settlement of these matters. The Company's proposal included, among other things, the retention of the easterly portion of the lands, fronting Don Mills Road as *General Employment*, and a commitment to build a minimum of 200,000 square feet of office space concurrent with any residential development.

In the interests of advancing the discussions toward a settlement, enclosed is draft language for a modification to OPA 231 which sets principles for redevelopment of the Celestica Site. We have developed the principles to respond to the issues and priorities identified in past discussions with City staff.

Recognizing the Company's and the City's shared interests in the successful revitalization of the Eglinton corridor, and the unique opportunities at this location, the Company is anxious to continue working with you and your team to implement a site-specific approach and resolve outstanding appeals.

It is the Company's hope that through further discussions with the City that these matters can be resolved on a consensual basis and brought forward for approval, in the form of a site specific modification to OPA 231, at the Board's next scheduled hearing date in June.

We look forward to meeting with you to discuss.

Yours truly,

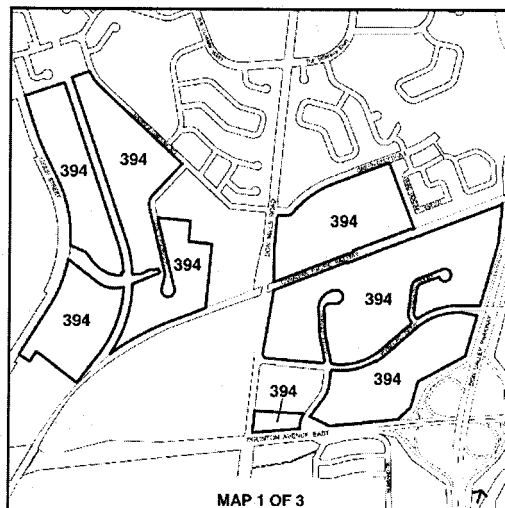


Cynthia A. MacDougall

c: Kerri Voumvakis  
Mr. Paul Bain  
Mr. Stephen H. Diamond

## MODIFICATIONS TO OPA 231

1. Map 2, Urban Structure, shown as Appendix 1 in OPA 231, is modified so that "Employment Areas" does not show on the westerly portion of the lands known municipally in 2015 as 844 Don Mills Road and 1150 Eglinton Avenue East, as shown on attached Schedule "A".
2. Map 25 of 48, shown as Appendix 2 in OPA 231 is modified to redesignate the lands known municipally in 2015 as 844 Don Mills Road and 1150 Eglinton Avenue East currently designated as *Employment Areas* (identified as *General Employment Areas* in OPA 231) to *Regeneration Areas*, as shown on attached Schedule "B".
3. Chapter 7, Site and Area Specific Policies is modified by deleting "Map 1 of 3" for Site and Area Specific Policy 394 and replacing it with the following "Map 1 of 3" so that the lands known municipally in 2015 as 844 Don Mills Road and 1150 Eglinton Avenue East are not subject to Site and Area Specific Policy 394:



4. Map 31, Site and Area Specific Policies (Key Map) is modified so that the lands known municipally in 2015 as 844 Don Mills Road and 1150 Eglinton Avenue East are not subject to Site and Area Specific Policy 394, as shown on the map above.
5. Chapter 7, Site and Area Specific Policies is modified by adding a new Site and Area Specific Policy 511 for the lands known municipally in 2015 as 844 Don Mills Road and 1150 Eglinton Avenue East, as follows:

**"511. 844 Don Mills Road and 1150 Eglinton Avenue East**

(a) A minimum of 18,580 square metres of office space, including associated retail and services uses, will be provided in Phase 1 on the portion of the lands designated *Employment Areas* (identified as *General Employment Areas* in OPA 231).

(b) Redevelopment of the lands will create a complete and sustainable new community with residential uses, substantial replacement of the gross floor area of employment uses, retail and service facilities, community services and facilities, and parks and open space that:

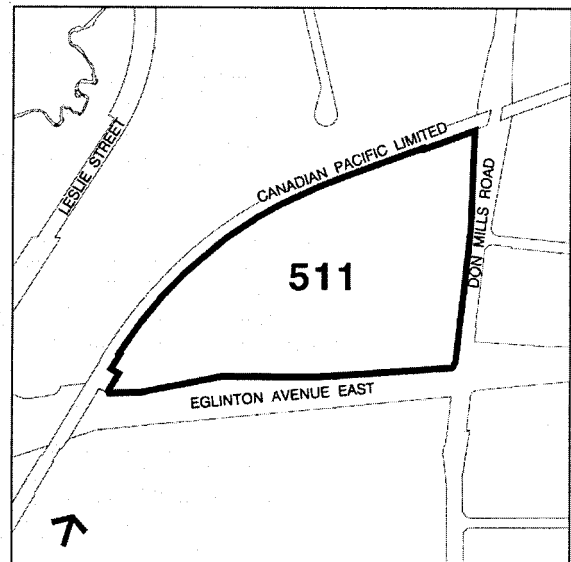
- (i) connect to, and enhance the natural heritage system;
- (ii) improve vehicular, pedestrian and bicycle connections within the site and to the surrounding areas; and
- (iii) support the Eglinton Crosstown Light Rapid Transit Line.

(c) A comprehensive planning and development framework for the lands will be prepared in conjunction with the Don Mills and Eglinton Study for those lands in the vicinity of Don Mills Road and Eglinton Avenue East.

(d) The first phase of residential and non-residential development on the lands may proceed prior to the completion of the Don Mills and Eglinton Study. Development will be evaluated on the basis of the Official Plan policies including this Site and Area Specific Policy.

(e) Such development as contemplated in (d) above must demonstrate to Council's satisfaction that the first phase of both residential and non-residential development does not adversely impact the development of the remainder of the lands and that residential development proposed as Phase 1 is viable in the absence of development of the remainder of the lands.

(f) Development of the lands will require the following plans and strategies:



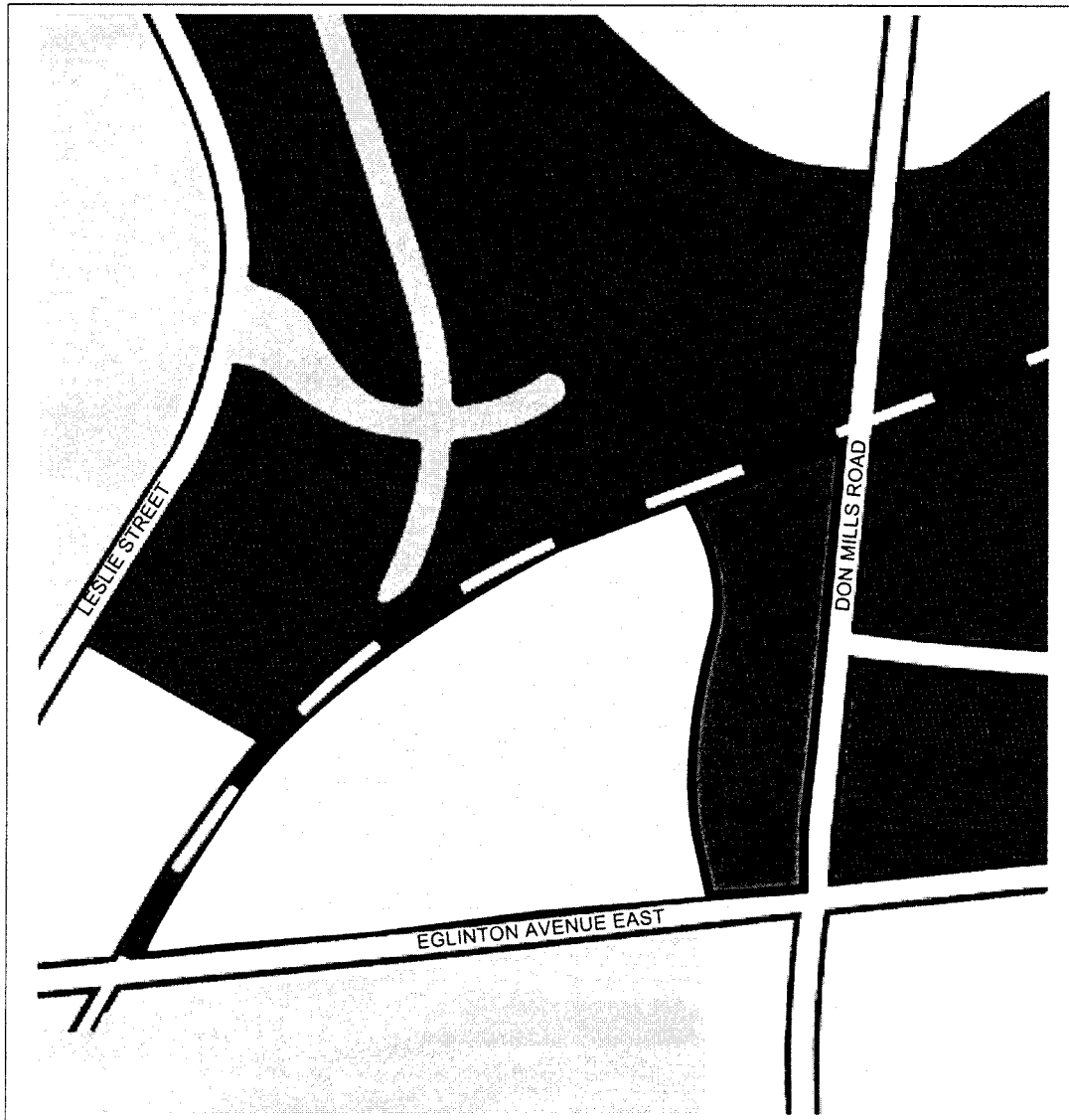
- (i) a Physical Structure Plan setting out a network of public streets, development blocks, pedestrian and cycling facilities and connections, and parks and open spaces that contributes to a safe, comfortable and connected public realm;
- (ii) a Land Use Plan that:
  - a. provides for the redesignation of *Regeneration Area* lands to *Mixed Use Areas, Apartment Neighbourhoods, Parks and Open Space Areas* and *Neighbourhoods*, as appropriate; and
  - b. prohibits large-scale, stand-alone retail stores and "power centres";
- (iii) a Parks and Open Space Plan that provides and improves parkland and which connects into the local network of parks and ravines, protects and restores Natural Heritage Areas;
- (iv) a Servicing Plan that identifies water, sanitary and stormwater infrastructure for the lands and off-site improvements required to support new development;
- (v) a Transportation Plan that identifies transportation infrastructure for the lands, off-site improvements and connections to adjacent areas required to support new development. Measures to be included as part of the Transportation Plan will provide for improved connections from Wynford Drive to Eglinton Avenue East through the lands and assessment of potential vehicle, pedestrian and bicycle connections from Wynford Drive across the CPR rail corridor on the western boundary of the lands to Leslie Street;
- (vi) Built Form policies that outline the location, scale and massing of new development;
- (vii) a Community Services and Facilities Strategy that identifies services and facilities needs and strategies to support new development;
- (viii) an Economic Revitalization Strategy that promotes business and economic activities on lands designated *Employment Areas* (identified as *General Employment Areas* in OPA 231) and *Mixed Use Areas*;
- (ix) a Housing Plan that provides for a broad range of housing in terms of building types, tenure and affordability that includes multi-bedroom residential units and an affordable housing strategy;
- (x) a Heritage Conservation Plan that identifies cultural heritage resources;

- (xi) an Environmental Strategy that promotes environmental sustainability;
- (xii) a Rail Safety Strategy for sensitive uses, which includes noise and vibration mitigation, where required;
- (xiii) a Phasing Strategy and Implementation Plan that addresses phasing to ensure that development does not outpace the provision of infrastructure, facilities and amenities needed to support the creation of a complete community. The Phasing Strategy will:
  - a. set out a residential unit count and non-residential floor area, as may be applicable, for the lands for each phase of development;
  - b. outline physical infrastructure improvements and community services and facilities required to be implemented prior to the completion of any phase of development to support the development;
  - c. provide for the development of lands designated *Employment Areas* (identified as *General Employment Areas* in OPA 231) in Phase 1, such that Phase 1 non-residential development precedes, or is concurrent with, the first phase of residential development on lands designated *Regeneration Areas*;
  - d. limit Phase 1 of residential development on lands designated *Regeneration Areas* to a lesser of 850 residential units or approximately 83,600 square metres of residential gross floor area, provided this phase of residential development:
    - i. includes a public community focal point, such as a public park or facility, within easy walking distance of all lands with the phase;
    - ii. contains a fine grain of interconnected public streets and pedestrian routes that define development blocks;
    - iii. integrates with the existing and planned surrounding street network through appropriate new street connections and/or public easements to Eglinton Avenue East and/or Don Mills Road for vehicles, pedestrians and cyclists, as required; and
    - iv. secures services and facilities, as may be required, to meet the needs of residents and workers;
  - e. provide for the development of lands designated *Employment Areas* (identified as *General Employment Areas* in OPA 231) necessary to achieve the minimum non-residential gross floor area identified in policy (g) below of this Site and Area Specific Policy to proceed prior to, or concurrent with, the final 300 units of residential development on lands designated *Regeneration Areas*; and
  - f. is implemented through Zoning By-law(s) and Plan(s) of Subdivision and secured through appropriate legal agreements, including public easements where required.

- (g) Sufficient land will be made available such that, at full build out of the lands, a minimum of 70,000 square metres of non-residential gross floor area comprised of uses permitted in an *Employment Area* (identified as *General Employment Areas* in OPA 231), the majority of which is to be office space, may be accommodated on the lands.
- (h) On the lands that are designated *Employment Areas* (identified as *General Employment Areas* in OPA 231):
  - (i) retail and service uses, restaurants, fitness centres and ice arenas may also be established; and
  - (ii) stand-alone retail stores and stand-alone restaurants greater than 1,000 square metres in gross floor area are not permitted.
- (i) Notwithstanding the provisions of Section 4.7.2 of the Plan, the initial phase of residential development within the portion of the lands designated as *Regeneration Areas* may proceed without a Secondary Plan provided it is preceded by, or developed concurrently with, a minimum gross floor area of 18,580 square metres of office space, including associated retail and services uses, on the portion of the lands designated *Employment Areas* (identified as *General Employment Areas* in OPA 231), and the necessary physical and social infrastructure are available.
- (j) Despite Section 5.1.1.4 of the Plan, Section 5.1.1.1 of the Plan will only apply to a proposed development that would permit a building or structure with residential gross floor area. The base value, in terms of residential gross floor area, from which increased height and/or density may be permitted in return for certain capital facilities will be zero (0) square metres. Any non-residential gross floor area will not be subject to Section 5.1.1.1 of the Plan.
- (k) The dedication of land for a new ice arena may be required by the City. Dedication of such lands will be calculated as a portion of the applicable parkland dedication.
- (l) Boundaries of land use designations on Schedules "A" and "B" are general and where the intent of the Plan is maintained, such that sufficient land is provided to accommodate a minimum of 70,000 square metres of *Employment Areas* (identified as *General Employment Areas* in OPA 231) uses, minor adjustments to boundaries will not require amendment to this Plan.”



Schedule "A"



 **TORONTO** City Planning

**Official Plan Amendment #231, Appeal 10, Schedule 'A'**

Map 2, Urban Structure (Appendix 1) is modified to show the removal of 'Employment Areas' from the west part of the subject lands

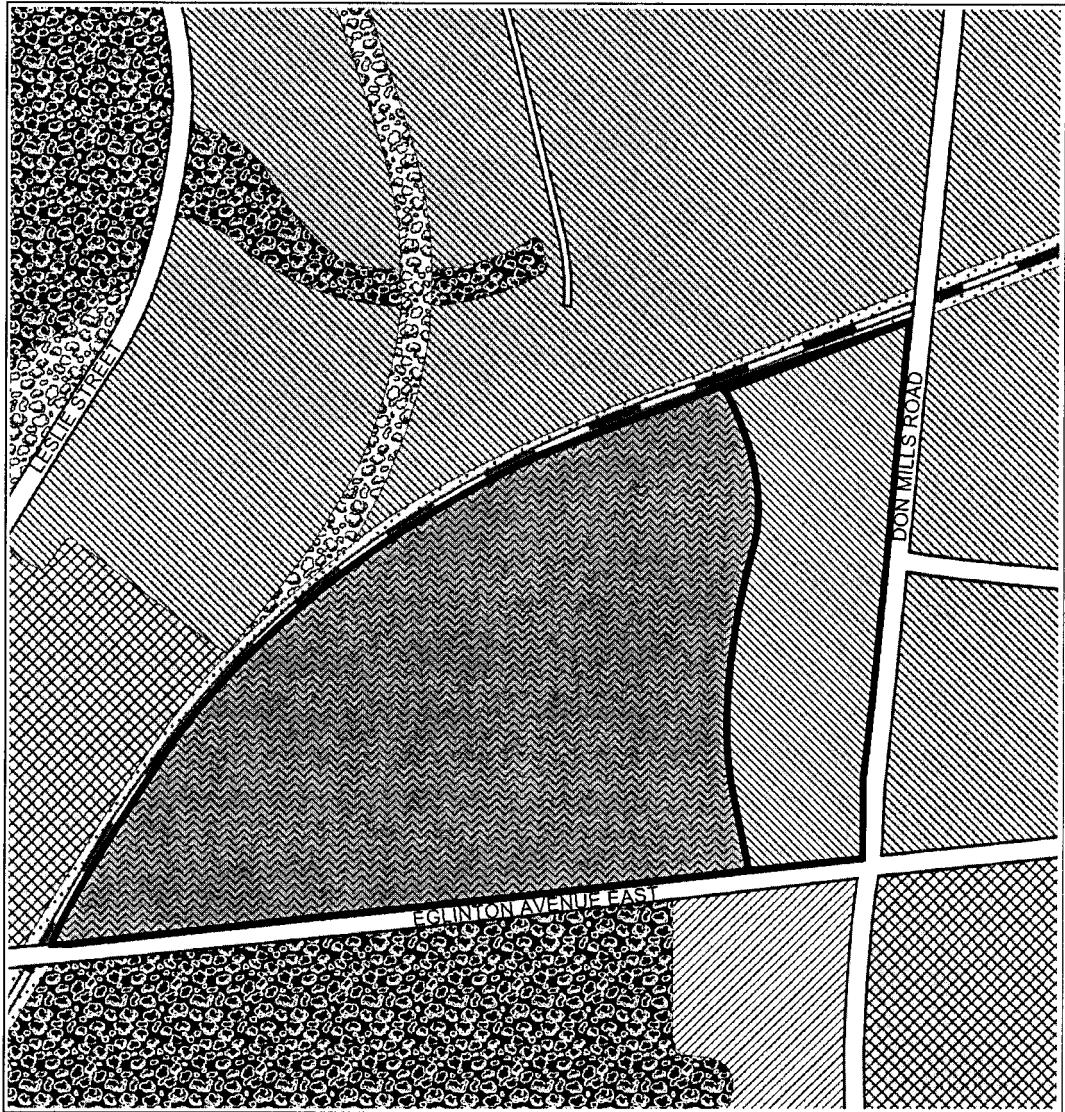
**844 Don Mills Road and  
1150 Eglinton Avenue East**

PL140860

-  Site Location
-  Green Space System
-  Employment Areas

  
Not to Scale  
05/17/2016

## Schedule "B"



 **TORONTO** City Planning

### Official Plan Amendment #231, Appeal 10, Schedule 'B'

Modify Land Use Plan Map 25 of Appendix 2 by redesignating the western portion of the lands from *General Employment Areas* to *Regeneration Areas*

844 Don Mills Road and  
1150 Eglinton Avenue East

PL140860

